



City Council
Atlanta, Georgia

02-0-2178

A SUBSTITUTE ORDINANCE
BY: ZONING COMMITTEE

Z-02-86/Z-00-77

AN ORDINANCE TO AMEND ORDINANCE Z-00-77, ADOPTED BY CITY COUNCIL DECEMBER 4, 2000 AND APPROVED BY OPERATION OF LAW DECEMBER 13, 2000, REZONING FROM THE **I-1 (LIGHT INDUSTRIAL)** DISTRICT TO THE **RG-3-C (RESIDENTIAL GENERAL-SECTOR 3-CONDITIONAL)** DISTRICT, PROPERTY LOCATED AT **675-695 GREENWOOD AVENUE, N.E.** FOR THE PURPOSE OF APPROVING A REVISED SITE PLAN.

OWNER: 675 GREENWOOD AVENUE, ASSOCIATION, LLC

APPLICANT: SOUTH COAST DEVELOPMENT INTL., INC.

NPU-F

COUNCIL DISTRICT 6

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the site plan entitled "Greenwood Avenue Lofts, Site Plan Modification" prepared by Center Point Engineering, dated November 5, 2002, last revised December 18, 2002 and marked received by the Bureau of Planning December 19, 2002 is hereby approved as an alternate development scheme for development of the property located at 675-695 Greenwood Avenue, N.E.

SECTION 2. That a copy of the currently governing ordinance Z-00-77 (00-0-1636) is hereby attached. The provisions of this ordinance remain in full force and effect if development is to occur based on the site plan referenced therein.

SECTION 3. That any conditions hereby approved (including the conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

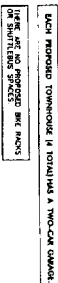
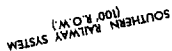
SECTION 4. That all ordinance or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

A true copy,

Rhonda Daughin Johnson
Municipal Clerk, CMC

ADOPTED by the Council
APPROVED by the Mayor

FEB 03, 2003
FEB 11, 2003



RECEIVED
DEC 19 2002
DEPT OF
PLANNING
2-02-86

**Center
Point**
ENGINEERING

GREENWOOD AVE
IDETS

TASK

MODIFICATION



PROJECT INFORMATION

GREENWOOD AVENUE LOFTS.

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Project Address

Lot No. 107 and

District, Section

STATE OF GEORGIA

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Sub

ATLAS

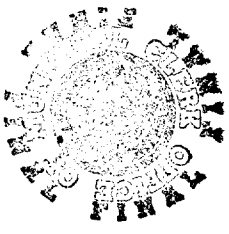
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RCS

10070.1°C - 0534



Z-02-86

LEGAL DESCRIPTION

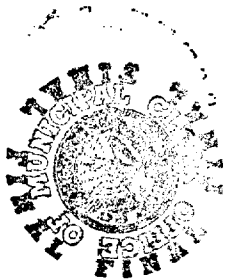
All that tract or parcel of land lying and being in Land Lot 17 of the 14th District, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a #2 inch rebar found on the southern right-of-way of Greenwood Avenue (45' right-of-way) and the western right-of-way of Ponce de Leon Place (50' right-of-way); Thence along the right of way of Greenwood Avenue South 89 degrees 17 minutes 12 seconds West, 209.87 feet to a $\frac{5}{8}$ inch rebar found; said rebar being the TRUE POINT OF BEGINNING; Thence leaving said right-of-way South 00 degrees 02 minutes 31 seconds East, 150.07 feet to a 5/8 inch rebar set; Thence South 89 degrees 08 minutes 37 seconds West, 33.24 feet to a 5/8 inch rebar set; Thence South 89 degrees 08 minutes 37 seconds West, 34.90 feet to a 5/8 inch rebar set; Thence South 00 degrees 51 minutes 23 seconds East, 10.00 feet to a 5/8 inch rebar set; Thence North 89 degrees 08 minutes 37 seconds East, 68.00 feet to a 5/8 inch rebar set; Thence South 00 degrees 02 minutes 31 seconds East, 40.55 feet to a 5/8 inch rebar set; Thence South 89 degrees 08 minutes 11 seconds West, 204.00 feet to a 5/8 inch rebar set at the eastern right-of-way of Southern Railway Systems (100' right-of-way); Thence along said right-of-way North 11 degrees 14 minutes 56 seconds West, 204.33 feet to a ~~5~~8" rebar set on the southern right-of-way of Greenwood Avenue; Thence along the right-of-way of Greenwood Avenue the following courses and distances: North 89 degrees 08 minutes 37 seconds East, 177.14 feet to a 5/8 inch rebar set; North 89 degrees 08 minutes 37 seconds East, 33.34 feet to a $\frac{5}{8}$ inch rebar found; North 89 degrees 44 minutes 58 seconds East, 33.23 feet to a $\frac{5}{8}$ inch rebar found; said rebar being THE TRUE POINT OF BEGINNING.

TWO-CAR GARAGE.

Said tract of land contains 1.017 Acres and is more accurately depicted on a Asbuilt survey prepared for Stephen's Warehouse, Inc.; said survey prepared by GeoSurvey, Ltd., certified by Trenton D. Turk, PLS No. 2411, dated September 28, 1999.

Exhibit A



00-0-1636

City Council
Atlanta, Georgia

SUBSTITUTE ORDINANCE
BY: ZONING COMMITTEE

Z-00-77
11-2-00

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **675-695 Greenwood Avenue, N.E.**, be changed from the **I-1 (Light Industrial)** District, to the **RG-3-C (Residential General-Sector 3-Conditional)** District, to wit:

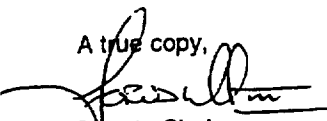
ALL THAT TRACT or land lying and being in Land Lot 17 of the 14th District, **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed

A true copy,


Deputy Clerk

ADOPTED by the Council
RETURNED WITHOUT SIGNATURE OF THE MAYOR
APPROVED as per City Charter Section 2-403

DEC 04, 2000

DEC 13, 2000

Page 1 of 7



CONDITIONS FOR Z-00-77

- 1) The site plan titled, "675 Greenwood Avenue", prepared by Surber Barber Choate and Hertlein, dated 9/7/00 and revised 10/3/00, stamped as received by the Bureau of Planning on October 12, 2000.
- 2) Entrance to the property from Greenwood Avenue shall be ungated.
- 3) The building shall be no higher than 89 feet.
- 4) All lower-level parking shall be screened so that it is not visible from Greenwood Avenue.
- 5) The attached agreement marked received by the Bureau of Planning November 2, 2000 and identified as Exhibit A is hereby considered a condition of this rezoning and its provisions shall be enforced as such.

condition:

⑤ units limited to 29
⑥ Based on site plan dated ~~9/26/00~~ 10/03/00

To: Winnie Curry
Specifics of agreement reached on Friday, September 29, 2000
675 Greenwood Ave NE

1. Along Greenwood
Establish a three and 1/2 foot green space and plant with trees that have been used in surrounding areas such as Golden rain tree or trident maple.

Put in a standard sidewalk next to the established green space.

2. Along the sides of the building
Plant trees that will grow at least 20 feet tall to screen the two stories of parking deck. Landscaping should be worked out with the adjacent apartment building to provide a green buffer.

3. In the rear of the property
Plant native shade trees at least one every 30 feet in natural or random order. Trees should reach a 60 to 80 feet height ultimately. Probably there will be room for 5-6 trees. Trees should be at least 3 to 6 inches caliper.

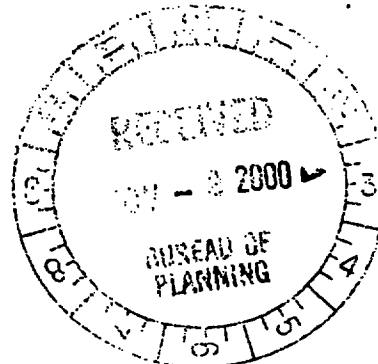
4. At least 20% of the area of the lot will be undisturbed green space. This is a minimum requirement.

Stephanie Coffin

Nyna,

These are the Conditions on Z-00-77. The first 4 were by Stephanie & the ⑤ & ⑥ Conditions were added by the VHCA Planning Committee.

Winnie



Z-00-77

Exhibit A

page 1 of 1

Z-02-86/2-00-77
Page 3 of 7

675 GREENWOOD AVENUE

PROPOSED SITE PLAN

GROSS LAND AREA - 64,296 SF
 NET LOT AREA - 44,988 SF
 RG3 ZONING MAX. FAR - .696
 RG3 MAX. RESIDENTIAL AREA - 44,750 SF
 90% EFFICIENCY YIELDS 40,275 SF (SELLABLE)
 - 29 UNITS @ 1,388 SF AVG.

NOTE: CURRENT ZONING IS I-1.
 RG3 ZONING IS CONTINGENT ON
 REZONING APPROVAL
 (APPLICATION - Z-00-77)

PROPOSED DEVELOPMENT:

RESIDENTIAL FLOOR AREA: 44,750 SF
 • UNITS: 29 MAX.
 PARKING SPACES: 2 PER UNIT-58

4 LEVELS RESIDENTIAL (DOUBLE STORY UNITS)
 OVER 2 LEVELS OF PARKING (SET INTO SLOPE)
 MAXIMUM HEIGHT: 85'

RESIDENTIAL BUILDING FOOTPRINT: 14,000-SF
 AREA OF DRIVEWAYS: 1,920 SF

F.A.R. (44,750/64,296) - .696
 T.O.S.R. (50,296/64,296) - .78 > .69
 U.O.S.R. (29,068/64,296) - .45 > .40

SURBER BARBER
 CHOATE & HERTLEIN
 ARCHITECTS, INC.

378 FLORENCE ST. NW SUITE 1000
 ATLANTA, GEORGIA 30309
 TELEPHONE 404-672-9400 FACSIMILE 404-682-9400

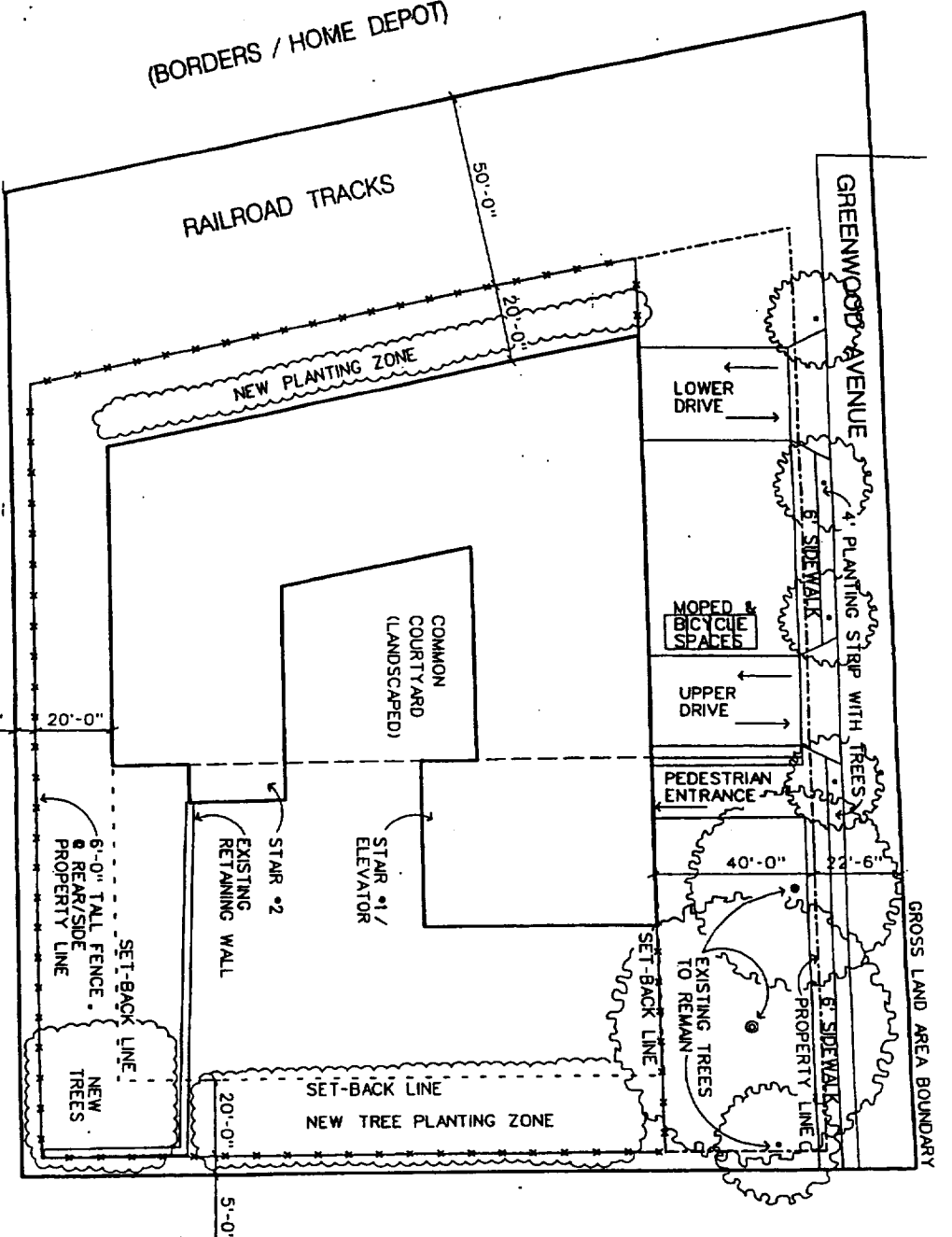
DATE: 08/01/00



SCALE: 1" = 30'-0"



(APARTMENT COMPLEX)



(BORDERS / HOME DEPOT)

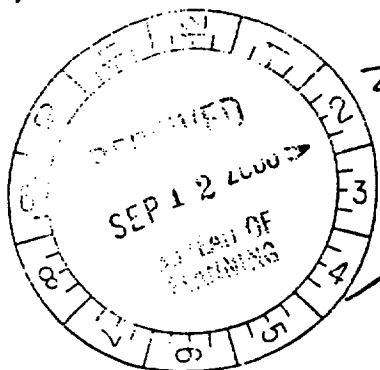


LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 17 of the 14th District, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a 1 1/2 inch rebar found on the southern right-of-way of Greenwood Avenue (45' right-of-way) and the western right-of-way of Ponce de Leon Place (50' right-of-way); Thence along the right of way of Greenwood Avenue South 89 degrees 17 minutes 12 seconds West, 209.87 feet to a 1/2 inch rebar found; said rebar being the TRUE POINT OF BEGINNING: Thence leaving said right-of-way South 00 degrees 02 minutes 31 seconds East, 150.07 feet to a 5/8 inch rebar set; Thence South 89 degrees 08 minutes 37 seconds West, 33.24 feet to a 5/8 inch rebar set; Thence South 89 degrees 08 minutes 37 seconds West, 34.90 feet to a 5/8 inch rebar set; Thence South 00 degrees 51 minutes 23 seconds East, 10.00 feet to a 5/8 inch rebar set; Thence North 89 degrees 08 minutes 37 seconds East, 68.00 feet to a 5/8 inch rebar set; Thence South 00 degrees 02 minutes 31 seconds East, 40.55 feet to a 5/8 inch rebar set; Thence South 89 degrees 08 minutes 11 seconds West, 204.00 feet to a 5/8 inch rebar set at the eastern right-of-way of Southern Railway Systems (100' right-of-way); Thence along said right-of-way North 11 degrees 14 minutes 56 seconds West, 204.33 feet to a 5/8 inch rebar set on the southern right-of-way of Greenwood Avenue; Thence along the right-of-way of Greenwood Avenue the following courses and distances: North 89 degrees 08 minutes 37 seconds East, 177.14 feet to a 5/8 inch rebar set; North 89 degrees 08 minutes 37 seconds East, 33.34 feet to a 1/2 inch rebar found; North 89 degrees 44 minutes 58 seconds East, 33.23 feet to a 1/2 inch rebar found; said rebar being THE TRUE POINT OF BEGINNING.

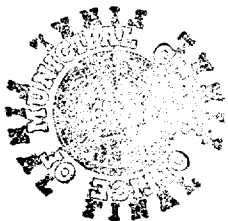
Said tract of land contains 1.017 Acres and is more accurately depicted on a Asbuilt survey prepared for Stephen's Warehouse, Inc.; said survey prepared by GeoSurvey, Ltd., certified by Trenton D. Turk, PLS No. 2411, dated September 28, 1999.



2-00-77

Trenton D. Turk





RCS# 2487
12/05/00
12:53 AM

Atlanta City Council

Regular Session

00-O-1636

Z-00-77; 675-695 Greenwood Ave., NE (F-6)
I-1 to RG-3-C
ADOPT ON SUB

YEAS: 14
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 1
EXCUSED: 0
ABSENT 1

Y McCarty
Y Starnes
Y Bond
Y Winslow

Y Dorsey
Y Woolard
Y Morris
Y Muller

Y Moore
Y Martin
Y Maddox
Y Boazman

B Thomas
Y Emmons
Y Alexander
NV Pitts

00-O-1636

Page 6 of 7

00-0-1636

(Do Not Write Above This Line)

N ORDINANCE 2-00-77
Y: ZONING COMMITTEE

N ORDINANCE TO REZONE FROM THE
-1 (LIGHT INDUSTRIAL) DISTRICT
O THE RG-3 (RESIDENTIAL-GENERAL-
ECTOR 3) DISTRICT, PROPERTY
OCATED AT 675-695 GREENWOOD
VENUE, N.E., FRONTING 243.71
EET ON THE SOUTH SIDE OF
REENWOOD AVENUE BEGINNING 209.87
EET WEST FROM THE SOUTHWEST
ORNER OF PONCE DE LEON PLACE.
EPTH: 204.33 FEET; AREA: 1.017
GRES; LAND LOT 17, 14TH DISTRICT,
ULTON COUNTY, GEORGIA.
WNER: STEPHEN'S WAREHOUSE, INC.
PLICANT: RICHARD B. BELL
PU-F COUNCIL DISTRICT 6

2
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ADOPTED BY
DEC 04 2000
COUNCIL

SUBSTITUTE

CONSENT REFER
REGULAR REPORT REFER
ADVERTISE & REFER
1st ADOPT 2nd READ & REFER

Site Referred 10-16-00

Referred to: ZRB; Zoning



First Reading
Committee Zoning
Date 10-16-00
Chair Deborah Starnes

Committee Zoning	Date 11-28-00	Chair Deborah Starnes
Action: Fav, Adv, Held (see rev. side) Other	Members	Refer To

Committee	Date	Chair	Action: Fav, Adv, Held (see rev. side) Other	Members	Refer To
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COUNCIL ACTION
☒ 2nd ☐ 1st & 2nd ☐ 3rd
Readings
☐ Consent ☐ V Vote ☐ RC Vote

CERTIFIED
GERRULE
DEC 4 2000
ATLANTA CITY COUNCIL PRESIDENT
Rita

RECEIVED
DEC 04 2000
Judy Howard
TECHNICAL CLERK

MAYORS ACTION
APPROVED
DEC 13 2000
WITHOUT SIGNATURE
BY OPERATION OF LAW

RCS# 4436
2/03/03
3:05 PM

Atlanta City Council

Regular Session

02-O-2178

Z-02-86/Z-00-77: 675-695 Greenwood Ave
(F-6) Site Plan Amendment
ADOPT ON SUB

YEAS: 12
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 4
EXCUSED: 0
ABSENT 0

Y Smith	Y Archibong	Y Moore	NV Mitchell
Y Starnes	Y Fauver	Y Martin	Y Norwood
Y Young	Y Shook	Y Maddox	NV Willis
Y Winslow	Y Muller	NV Boazman	NV Woolard

02-O-2178

02-0 -2178

(Do Not Write Above This Line)

AN ORDINANCE Z-02-86/Z-00-77
BY: ZONING COMMITTEE

AN ORDINANCE TO AMEND ORDINANCE
Z-00-77 ADOPTED BY CITY COUNCIL
DECEMBER 4, 2000 AND APPROVED
BY OPERATION OF LAW DECEMBER
13, 2000, REZONING FROM THE I-1
(LIGHT INDUSTRIAL) DISTRICT TO THE
RG-3-C (RESIDENTIAL GENERAL-
SECTOR 3-CONDITIONAL) DISTRICT.
PROPERTY LOCATED AT 675-695
GREENWOOD AVENUE, N.E. FOR THE
PURPOSE OF APPROVING A REVISED
SITE PLAN.

OWNER: 675 GREENWOOD AVENUE

ASSOC., LLC

APPLICANT: SOUTH COAST
DEVELOPMENT INTL. INC.

NPU-F COUNCIL DISTRICT 6

ADOPTED BY

FEB 0 3 2003

COUNCIL

- ☐ CONSENT REFER
☒ REGULAR REPORT REFER
☐ ADVERTISE & REFER
☐ 1st ADOPT 2nd READ & REFER

Date Referred 1/6/03

Referred To: ZRB+Zoning

First Reading

Committee
Date
Chair

Committee
Date
Chair

Committee

Date

V-Chair

Action

Fav, Adv, Held (see rev. side)

Other

Members

Refer To

Committee

Date

Chair

Action

Fav, Adv, Held (see rev. side)

Other

Members

Refer To

Committee

Date

Chair

Action

Fav, Adv, Held (see rev. side)

Other

Members

Refer To

Committee

Date

Chair

Action

Fav, Adv, Held (see rev. side)

Other

Members

Refer To

COUNCIL ACTION

☒ 2nd ☐ 1st & 2nd ☐ 3rd
Readings

☐ Consent ☐ V Vote ☒ RC Vote

CERTIFIED

CERTIFIED
FEB 3 2003

COUNCIL PRESIDENT PROTEM

CERTIFIED
FEB 0 3 2003

MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED
FEB 11 2003
MAYOR